



# Woodham Lane, Woodham, KT15

Offers Over £1,100,000

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Tucked away within an exclusive enclave of just three homes on the highly regarded Woodham Lane in Woodham, this substantial 5/6 bedroom detached residence offers over 2,200 sq ft of versatile and well-balanced accommodation, perfectly suited to modern family living.

Having been a much-loved home for many years, the property provides a flexible layout that can adapt to a variety of needs. The welcoming entrance hall leads through to a generous living room, while to the rear the home opens into an impressive kitchen and dining space, ideal for entertaining and day-to-day family life. The kitchen itself is well-appointed with a central island and ample storage, flowing seamlessly into a bright dining room overlooking the garden.

A key feature of the ground floor is the additional reception room/ bedroom with its own adjoining bathroom, offering excellent potential for a self-contained annexe. This space is ideal for multi-generational living, guests or even a home office suite. A separate study to the front of the property further enhances the flexibility of the accommodation.

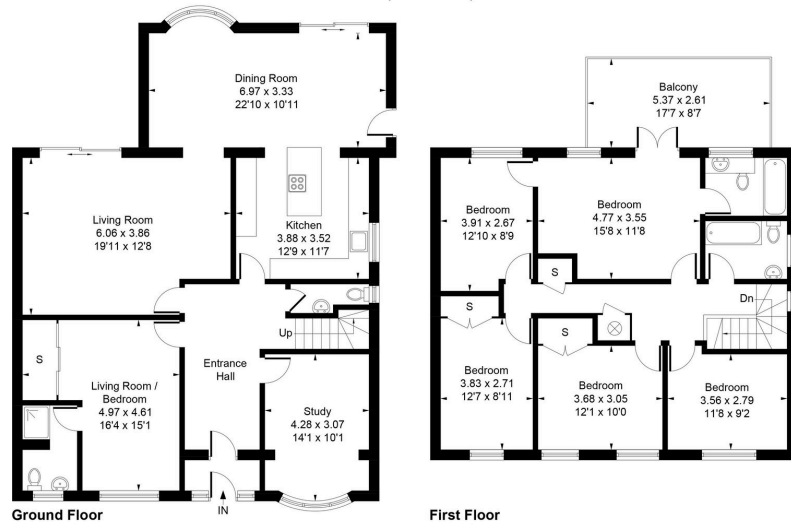
Upstairs, the property continues to impress with five well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys direct access to a private balcony, providing elevated views across the substantial rear garden and creating a peaceful retreat. The remaining bedrooms are all generously sized and are served by a family bathroom, making the layout ideal for larger families.

Externally, the rear garden is a particular highlight, offering a large and private space mainly laid to lawn with mature trees and established borders, perfect for both relaxation and entertaining. The balcony above adds an additional dimension to the outdoor enjoyment of the home. To the front, there is ample driveway parking and a pleasant approach befitting its quiet and exclusive setting.

Conveniently located within walking distance of West Byfleet station, the property offers excellent commuter links into London, while also



Approximate Gross Internal Area  
213.56 sq m / 2299 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- Sought-after Woodham location
- Flexible 5/6 bedroom layout
- Modern kitchen with central island
- Private balcony from principal bedroom
- Walk to West Byfleet station
- Approx. 2,300 sq ft of accommodation
- Potential self-contained annexe
- Spacious living and dining areas
- Large, secluded rear garden

